

Clear Creek 235+/-
22798 E 730 Rd
Hulbert, OK 74441

\$1,527,500
235± Acres
Cherokee County



Not a survey. For reference only



**Clear Creek 235+/-
Hulbert, OK / Cherokee County**

SUMMARY

Address

22798 E 730 Rd

City, State Zip

Hulbert, OK 74441

County

Cherokee County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.949536 / -95.207753

Acreage

235

Price

\$1,527,500

Property Website

<https://www.saltplainsproperties.com/property/clear-creek-235-/cherokee/oklahoma/95752/>



PROPERTY DESCRIPTION

Exceptional 235+/- Acres of Vacant Land in Cherokee County, OK

Discover a remarkable opportunity with this expansive 235+/- acres of vacant land situated in the heart of Cherokee County, Oklahoma. This property is a rare gem, offering a perfect blend of natural beauty and essential amenities.

Property Highlights:

- **Accessibility:** Features convenient blacktop frontage, ensuring easy access to the property.
- **Utilities:** Equipped with essential utilities including natural gas, electric, and a rural water line, making it ready for development or recreational use.
- **Private 15+/- acre lake stocked with bass**
- **3 spring fed ponds**
- **Good mixture of pasture and timber throughout property**
- ***Proximity to Recreation:***
 - **Lake Fort Gibson:** Less than 1 mile away, perfect for fishing, boating, and outdoor activities.
 - **Sequoyah State Park:** Less than 5 minutes away, offering hiking trails, picnic areas, and stunning views of nature.
 - **Our Lady of Clear Creek Abbey:** Located only 10 minutes from this serene monastery, providing a peaceful retreat.

Potential Uses:

- **Residential Development:** Ideal for building your dream home or a family compound.
- **Recreational Retreat:** Perfect for camping, hunting, or simply enjoying the great outdoors. This special property is a target rich enviroment due to the thriving whitetail deer population and this particular property has a extensive history of producing high caliber bucks.
- **Investment Opportunity:** With its prime location and ample acreage, this property holds significant potential for future development.

Why This Property?

Cherokee County is known for its rich natural landscapes and vibrant community. This property not only offers the tranquility of rural living but also the convenience of nearby recreational facilities and community resources. Whether you seek a personal getaway or an investment opportunity, this land is a canvas for your vision.

Don't Miss Out!

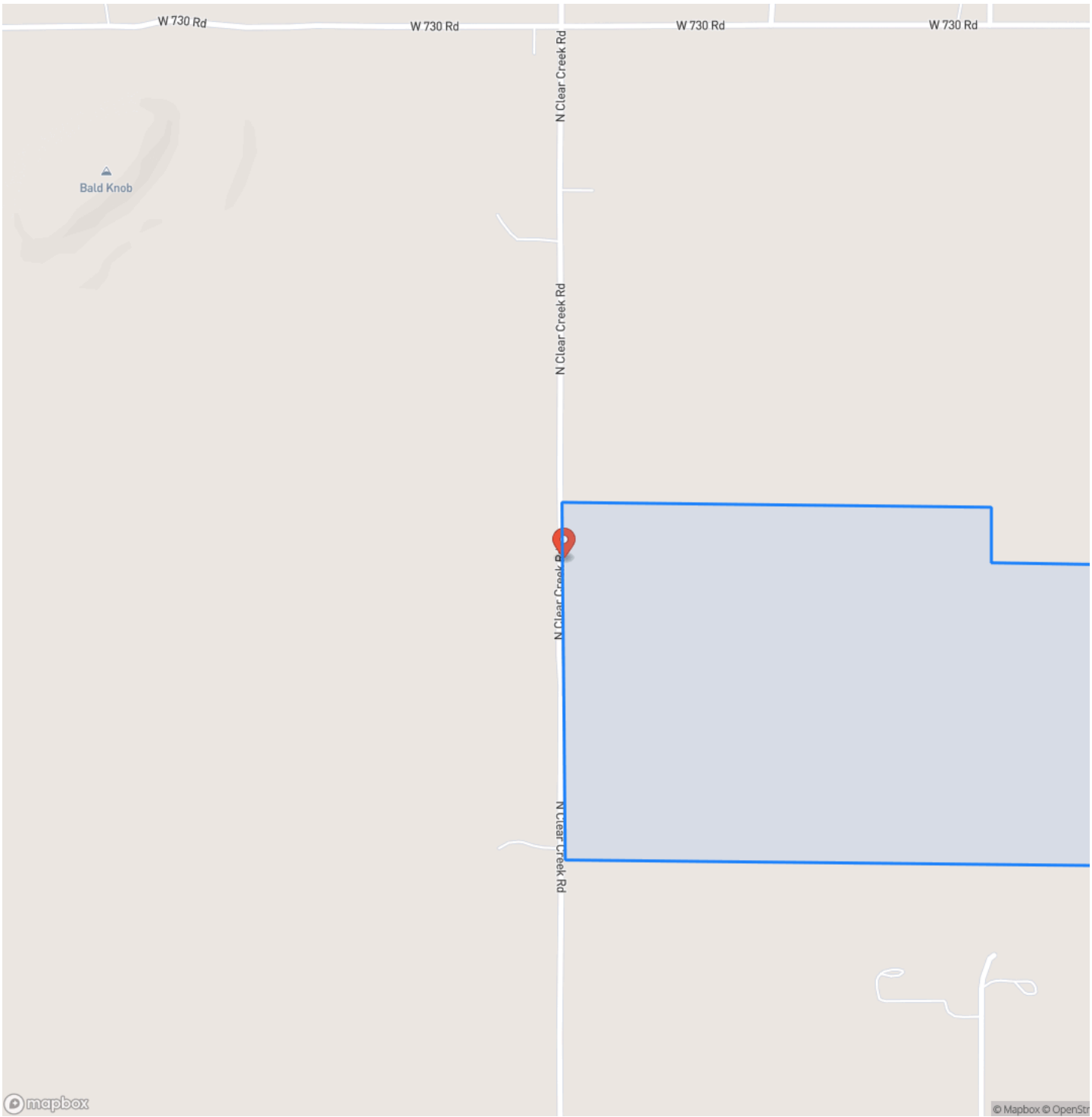
Give me a call today!



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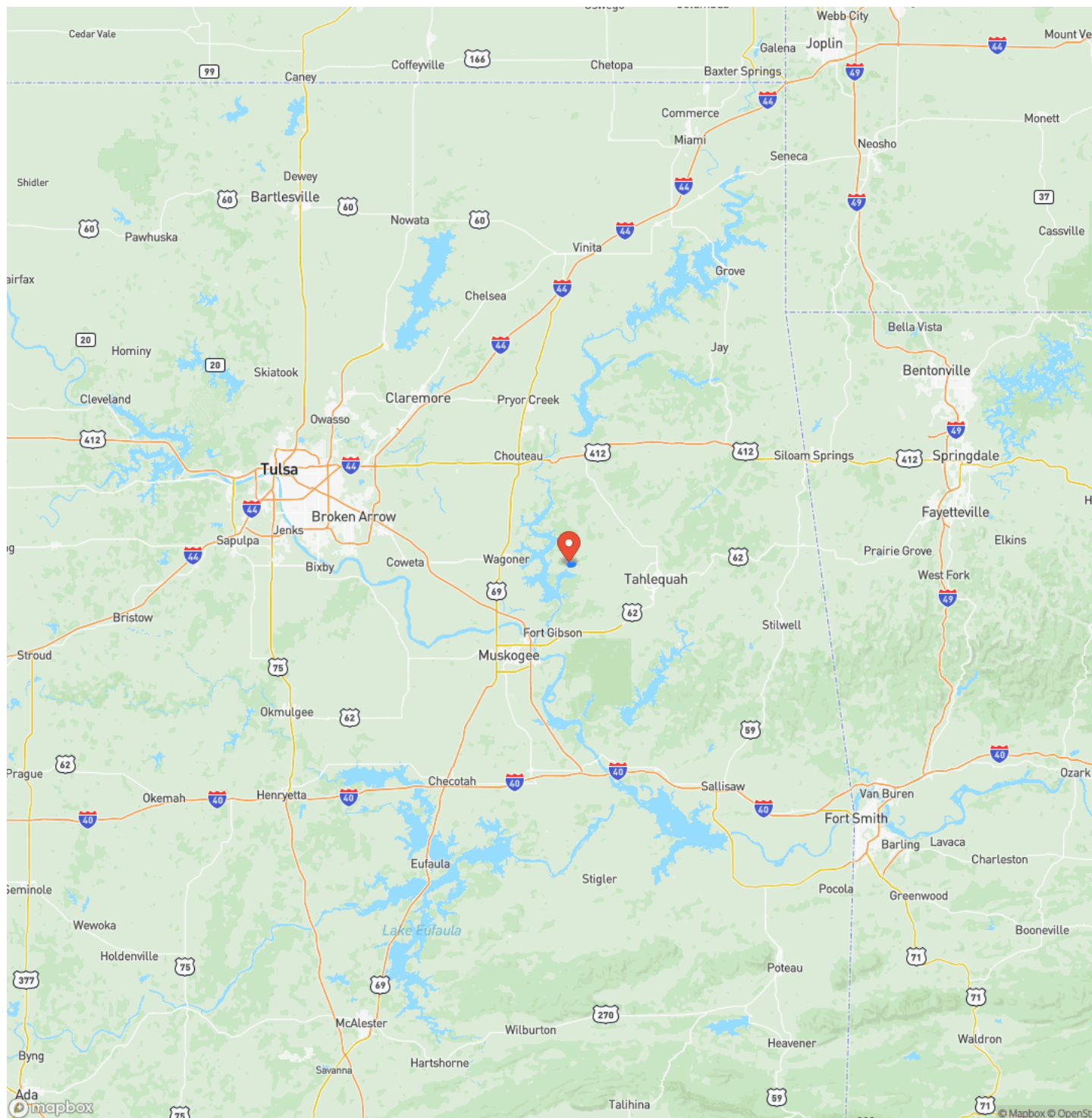


Locator Map

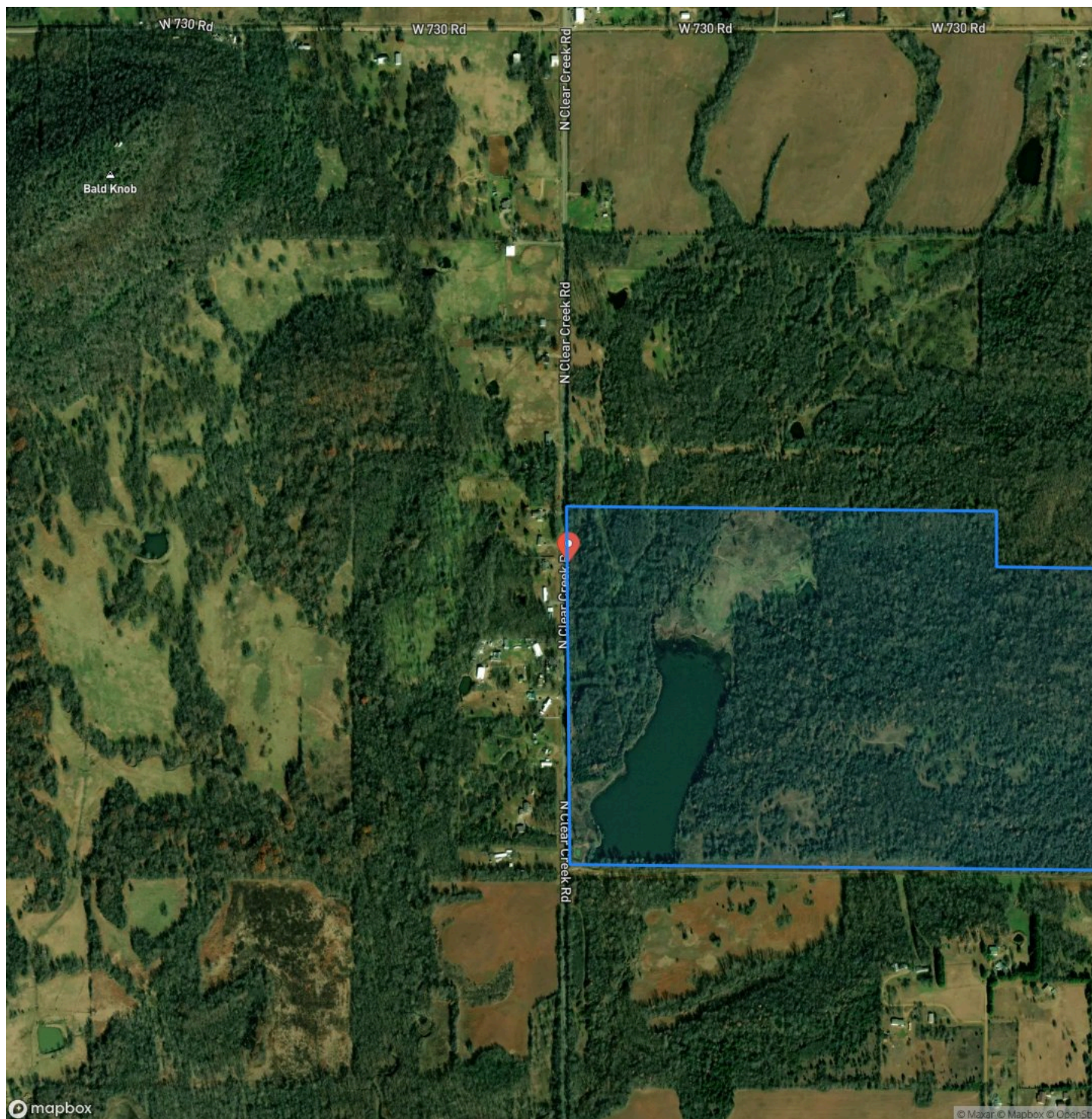


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Locator Map



Satellite Map



**Clear Creek 235+/-
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LISTING REPRESENTATIVE

For more information contact:



Representative

Seth Fritts

Mobile

(918) 575-4298

Email

Seth@saltplainsproperties.com

Address

16 E Ayers St

City / State / Zip

Edmond, OK 73034

NOTES



MORE INFO ONLINE:

www.saltplainsproperties.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, land classification, etc., are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Salt Plains Properties
16 E Ayers St
Edmond, OK 73034
(405) 406-7798
www.saltplainsproperties.com
